

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Workshop Meeting of the Board of Zoning Appeals of the Village of Northport held on Monday, July 30, 2012 at 5:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Deliberation Portion of the Meeting

APPLICATIONS APPROVED

File # 1096 - Charles Kuehn - 15 Avenue B
File # 1087 - Artie Berke - 87 Main St.
File # 1089 - Peter Schmitt - 26 Burt Ave.
File # 1091 - Tom Mullee - 19 Grove St.
File #1093 - 1st Presbyterian – 5 Woodhull Ct.

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, July 25, 2012 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1097) Verizon (St. Philips) 344 Main St., Northport, NY 11768

The law firm of Ré, Nielsen, Huber & Couglin, LLP represented Verizon in their request for a waiver to upgrade the existing wireless communication facility. The existing antennas are entirely concealed inside the steeple of the Church. The hearing was opened to the audience when testimony was completed and several people spoke in opposition before the hearing was closed.

File (#1098) Chris Garten (King Kullen Center) 395 Ft. Salonga Rd., Northport, NY 11768

Mr. Garten gave testimony for a change of use variance to establish a restaurant in the King Kullen Shopping Center. When testimony was complete the audience was given an opportunity to speak for or against the application. Several neighbors spoke in opposition to the application and the shopping center in general.

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, June 27, 2012 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1089) – Peter Schmitt – 26 Burt Avenue, Northport, NY 11768

Mark Cuthbertson, Attorney for Mr. Schmitt and Mr. John Breslin real estate expert presented testimony for the construction of a new house requiring lot width, street frontage and lot area variances. When testimony was complete all were given an opportunity to speak for or against the application before the hearing was adjourned pending a title search.

File (#1087) - Arte Berke (Nina's) - 487 Main Street., Northport, NY 11768

Mr. Berke presented his case to have full restaurant status with a full liquor license at his establishment in the neighborhood business district. When testimony was completed several individuals spoke both in favor and against the application before the hearing was closed.

File (#1090) - Cary Ryan - Edgarett Ave., Northport, NY 11768

Mr. Breslin presented the application for Mr. Ryan application to construct a new house on a vacant lot. The Board heard testimony and adjourned until a title search could be done.

File (#1091) - Thomas Mullee - 19 Grove Place, Northport, NY 11768

Mr. Mullee presented testimony to support building a deck. Variances required were lot width, side yd, and total side yd. When testimony was completed the public was given the opportunity to speak and there was no response.

File (#1093) - 1st Presbyterian Church - 5 Woodhull Ct., Northport, NY 11768

Mr. Louis Schmidt gave testimony for the repair and extension of an existing deck requiring a side yard variance. When testimony was complete the public was Given the opportunity to speak and there was no response.

File (#1094) - Jenny Eiger - 44 Northwest Drive, Northport, NY 11768

James DeLuca of DeLuca Designs and Ms. Eiger presented the application for variance of the front yd. depth, lot area and street frontage. Ms. Eiger wishes to add a 1st and second story addition. When the hearing was opened to the audience there was no response.

June 27, 2012

File (#1095) Morning Sunshine - 81 Ft. Salonga Rd., Northport, NY 11768

Ms. Lisa Harris gave testimony for a change of use of a storage space in Britannia marina to a wholesale bakery. The application was opened to the public for comment, with no response, before the hearing was closed.

File (#1096) Paulina Simons - 24 Avenue B, Northport, NY 11768

Charles Kuehn, Architect and Mrs. Simons presented the application for side yd. variance to add a second floor and basement under the existing home. When testimony was complete all were given an opportunity to speak for or against the application before the hearing was closed.

Deliberation Portion of the Meeting

APPROVED APPLICATIONS

File # 1088 - Amanda Torres - 85 Soper Avenue

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, May 23, 2012 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1086) – Charles Kuehn – 15 Avenue B, Northport, NY 11768

Mr. Kuehn presented testimony for the construction of a pool. The odd shape of the property necessitates putting the pool in the side yard. When testimony was complete all were given an opportunity to speak for or against the application before the hearing was closed.

File (#1088) - Amanda Torres - 85 Soper Ave., Northport, NY 11768

Mrs. Torres gave testimony for her application to install a pool. When testimony was complete all were given a chance to speak on the application and there was no response.

Deliberation Portion of the Meeting

APPROVED APPLICATIONS

File # 1076 - Paul Kampa - 6 Bluff Point Rd.

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Workshop Meeting of the Board of Zoning Appeals of the Village of Northport held on Tuesday, May 2, 2012 at 5:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Deliberation Potion of the Meeting

APPLICATIONS APPROVED

File #1085 - Rob Haddow (Rockin Fish) -

File #1080 - P. Marrone & Wm. O'Shea – 157 Bayview Ave.

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
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INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, April 25, 2012 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1085) – Robert Haddow(The Rockin Fish) – 155 Main St., Northport, NY 11768

Mr. Don King Attorney for Mr. Haddow presented the application for an amendment to the previous change of use variance. The applicant wanted to add seats at a bar instead of at the service area. When testimony was completed the public was given the opportunity to speak for or against the application. Several people expressed concerns about it becoming a full fledged bar before the hearing was closed.

Deliberation Portion of the Meeting

APPROVED APPLICATIONS

File # 1076 - Paul Kampa - 6 Bluff Point Rd.

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Workshop Meeting of the Board of Zoning Appeals of the Village of Northport held on Tuesday, March 27, 2012 at 5:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Deliberation Portion of the Meeting

APPLICATIONS APPROVED

File #1083 - James O'Donnell - 334 Woodbine Avenue

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
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Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, February 29, 2012 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1083) – James O'Donnell – 334 157 Bayview Avenue., Northport, NY 11768

Mr. James O'Donnell gave testimony for adding a new stoop, mudroom and covered porch. The variances needed were front yard, side yd, and lot coverage. There were no objections to this application and the hearing was closed.

File (#1076) - Paul Kampa - 6 Bluff Point Rd., Northport, NY 11768

Mr. Kampa wished to install a generator. The house is on a corner and the generator would be in what is considered a front yard. When his testimony was completed the hearing was opened to the audience. One neighbor expressed concerns about the noise before the hearing was closed.

Deliberation Portion of the Meeting

APPROVED APPLICATIONS

File # 1081 - Stephen Dondero - 33 Hickory Place
File # 1078 - Cingular - 334 Main Street

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
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INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, January 25, 2012 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1080) – Phil Marrone, Wm. O’Shea – 157 Bayview Avenue., Northport, NY 11768

Mr. Chris Modelewski represented the applicants for a construction of a new house. The application required demolition of the existing house and variances for lot width, street frontage, front yd., side yd. total side yd. & total lot coverage. Before the hearing was closed all were given an opportunity to speak for or against the the application and there was no response.

File (#1081) - Stephen Dondero - 33 Hickory Place, Northport, NY 11768

The applicant wishes to erect a second floor addition, front porch and legalize an existing pool house, shed and living space above the garage. Mr. Cuneo represented Mr. Dondero and after completing testimony the hearing was open to the public with no response.

Deliberation Potion of the Meeting

APPROVED APPLICATIONS

File # 1070 - Joann Moran	-	155 Bayview Ave.
File # 1075 - Daniel West	-	46 Main Street
File # 1077 - Wm. Sachelari	-	180 Main St.
File # 1079 - Denis Gallagher	-	213 Lewis Road

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Board of Zoning Appeals

**MINUTES
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Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, December 14, 2011 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1075) –Daniel West – 17 Willis St., Northport, NY 11768

Mr. & Ms. West testified regarding the legalization of a deck requiring a side yard variance. No one in the audience spoke for or against the application before the hearing was closed.

File (#1077) - Wm Sachelari - 180 Main St., Northport, NY 11768

Mr. Sachelari sought a change of use variance to open a bakery. When testimony was completed the public was given the opportunity to speak for or against the application and no one responded.

File (#1078) - Cingular (St. Philips) - 344 Main St., Northport, NY 11768

The law firm of Ré, Nielsen, Huber & Coughlin, LLP represented Cingular in their request for a waiver to upgrade the existing wireless communication facility. The existing antennas are entirely concealed inside the steeple of the Church. The hearing was opened to the audience when testimony was completed and several people spoke in opposition before the hearing was closed..

File (#1079) - Denis Gallagher - 313 Lewis Rd., Northport, NY 11768

Mr. Gallagher requested to build a second story on his house. The dimensions of the addition required a side yard and lot coverage variance. Several neighbors asked questions after the testimony and one was adamantly opposed the addition.

Deliberation Portion of the Meeting

APPROVED APPLICATIONS

File # 1068 - Northport - 469 Ft. Salonga Rd.
File # 1071 - Tim Hess - 46 Main Street
File # 1072 - David Collier - 36 Earl Avenue
File # 1073 - Dean Diaz - 20 Terry Road
File # 1074 - Beattie - 68 Ocean Ave.

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
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Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, November 16, 2011 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1069) – Nora Romano – 20 Willis St., Northport, NY 11768

George Suddell Architect, presented the application for Ms. Romano to add a deck. It is a corner property and has two front yards requiring front yd., side yd, total side yd. and lot coverage variances. No one in the audience spoke for or against the application before the hearing was closed.

File (#1070) - Joanne Moran - 155 Bayview Ave., Northport, NY 11768

The Village records list the property at 155 Bayview Ave. as a two family home. Mrs. Moran and Alex Latham testified that her home is a three family residence and petitioned the Board to have the Village records reflect it as three family. Several people addressed the Board in support of the application before the hearing was closed.

File (#1072) - David & Lori Collier - 36 Earl Ave., Northport, NY 11768

The Collier's wished to legalize a sports court on their newly purchased home. The variances required were lot width and lot coverage. Two neighbors spoke in favor of the application before the hearing was closed.

File (#1073) - Dean & Marie Diaz - 20 Terry Rd., Northport, NY 11768

Mr. & Mrs. Diaz testified for the a front yard variance needed to put a portico in the front of the house. There were no objections to the application and the hearing was closed.

File (#1074) - April Beattie - 68 Ocean Ave. - Northport, NY 11768

Ms. Beattie and Mr. McCarthy of Duck Island Builders testified regarding adding a deck that exceeds the lot coverage by 2%. There were no objections to the application and the hearing was closed.

Deliberation Potion of the Meeting

NONE

**MINUTES
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Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, October 26, 2011 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1068) - Northport – 469 Ft. Salonga Rd. Northport, NY 11768

Mr. Nelson wished to place a storage container on the side of the building to store equipment. The application required a side yard variance. When testimony was completed all present were given an opportunity to speak for or against the application before the hearing was closed.

File (#1071) - Tim Hess - 46 Main Street, Northport, NY 11768

Mr. Latham presented the application for Mr. Hess who wished to change his retail shop in 24 Woodbine Ave. to a small catering facility. The hearing was closed after three residents voiced their opinion on the application. Two were against and one in favor.

Deliberation Portion of the Meeting

NONE

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
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Minutes of the Workshop Meeting of the Board of Zoning Appeals of the Village of Northport held on Friday, October 14, 2011 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Deliberation Potion of the Meeting

APPLICATIONS APPROVED

File #1062 - Marion Hanna – 37 Maple Ave.
File #1063 - Deborah Johnston – 9 Woodhull Pl.
File #1064 - Kevin O'Neill
1064A - 250 Main Street
File #1065 - Philip Wilentz - 46 Bayview Ave.

Catherine Romanczyk, Secretary
Board of Zoning Appeals

**MINUTES
BOARD OF ZONING APPEALS
INC. VILLAGE OF NORTHPORT**

Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, September 21, 2011 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.

Public Portion of the Meeting

File (#1062) - Marion Hanna – 37 Maple Avenue, Northport, NY 11768

Mrs. Hanna presented testimony to add a rear addition that requires a side yard variance. When testimony was completed all present was given the opportunity to speak for or against the application before the hearing was closed.

File (#1063) - Deborah Johnston - 9 Woodhull Ct., Northport, NY 11768

Mr. Andreas Letkovsky the architect for Ms. Johhston presented the application for a rear yard variance to construct a garage and additional room. The application was opened to the public with no comments and the hearing was closed.

File (#1064 & 1064A - Kevin O'Neill (Engemann Theater) 250 Main St., Northport, NY 11768

Mr. O'Neill explained that he wished to convert the property at 256 Main St. to an acting studio where children can take acting classes. At the end of testimony those attending were given an opportunity to speak. Pat Naples of Mar-Kan Dr. questioned Mr. O'Neill's address on the application once clarified the application was closed.

File (#1065) – Philip Wilentz – 46 Bayview Ave., Northport, NY 11768

Mr. James Morgan of Gannon Associates and Viette Nurseries presented the application for a variance to construct a pool. Since the property has 2 front yards, several variances were needed. (rear yd., total side yd. & street setback) Before the hearing was closed the audience was given the opportunity to speak for or against the application. There were no comments.

File (#1066) – Copenhagen Bakery – 75 Woodbine Ave., Northport, NY 11768

Alex Latham, Architect represented Fleming Hansen in his effort to expand the bakery. Mr. Hansen wishes to expand into the next store and add seating to become like a café. The hearing was open to the public when testimony was complete and Ms. Belios spoke in favor of granting a variance.